166.0	0003	0006.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,076,500 /	1,076,500
					USE VALUE:	1,076,500 /	1,076,500
					ASSESSED:	1,076,500 /	1,076,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEBER ZACHARY/KATE
Owner 2:	
Owner 3:	
Street 1:	45 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	THOMAS JEFFREY D -
Owner 2:	-
Street 1:	45 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,885 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1911, having primarily Vinyl Exterior and 2161 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6885.000	637,900		438,600	1,076,500
Total Card	0.158	637,900		438,600	1,076,500
Total Parcel	0.158	637,900		438,600	1,076,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.15 | /Parcel: 498.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 109992
GIS Ref:
GIS Ref:
Insp Date: 06/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 166.0-0003-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	637,800	0	6,885.	438,600	1,076,400	1,076,400	Year End Roll	12/18/2019
2019	101	FV	480,600	0	6,885.	438,600	919,200	919,200	Year End Roll	1/3/2019
2018	101	FV	493,700	0	6,885.	388,500	882,200	882,200	Year End Roll	12/20/2017
2017	101	FV	493,700	0	6,885.	325,800	819,500	819,500	Year End Roll	1/3/2017
2016	101	FV	493,700	0	6,885.	325,800	819,500	819,500	Year End	1/4/2016
2015	101	FV	460,600	0	6,885.	281,900	742,500	742,500	Year End Roll	12/11/2014
2014	101	FV	429,100	0	6,885.	272,500	701,600	701,600	Year End Roll	12/16/2013
2013	101	FV	400,700	0	6,885.	259,400	660,100	660,100		12/13/2012

!12866!

PRINT

Date	Time
12/11/20	02:53:49

LAST REV

Date	Time
06/29/18	10:48:40

apro

PAT ACCT. 12866

USER DEFINED

Prior Id # 1:	109992
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMAS JEFFREY	47630-198		6/15/2006		775,000	No	No		
LYNCH JOHN J JR	38927-340		4/25/2003		537,400	No	No		
	06598-390		11/1/1985		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2013	633	Dormers	111,408	C				
4/22/2005	270	Re-Roof	12,400					
7/6/2004	587	Porch	12,000			G6	GR FY06	REBUILD PORCH
10/3/2003	845	Redo Kit	39,300			G6	GR FY06	REDO BTH

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Meas/Inspect	BS	Barbara S
7/12/2013	Measured	JBS	JOHN S
6/5/2013	Info Fm Prmt	EMK	Ellen K
10/22/2008	Meas/Inspect	345	PATRIOT
11/14/2006	MLS	HC	Helen Chinal
4/12/2006	OWNR INFO	BR	B Rossignol
10/28/2005	Fieldrev-Chg	BR	B Rossignol
3/31/2005	Permit Visit	BR	B Rossignol
7/31/2003	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6885		Sq. Ft.	Site		0	70.	0.91	8									438,584						438,600	

Total AC/HA: 0.15806 | Total SF/SM: 6885 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 438,584 | Spl Credit | Total: 438,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19488835
Const Adj.:	1.00989902
Adj $ / SQ:	150.840
Other Features:	132941
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668656
Depreciation:	30758
Depreciated Total:	637898

COMMENTS

PDSA.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

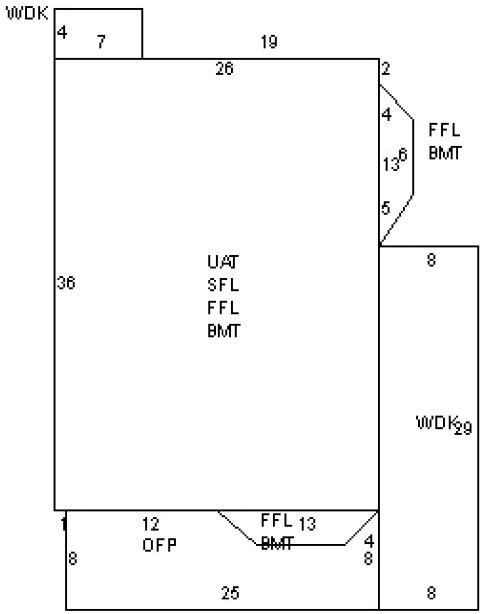
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	200.62
Special Features:	0	Val/Su Net:	177.99
Final Total:	637900	Val/Su SzAd	331.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	991	45.250	44,845
FFL	First Floor	991	150.840	149,482
SFL	Second Floor	936	150.840	141,186
WDK	Deck	260	9.940	2,585
UAT	Upper Attic	234	116.150	27,178
OFP	Open Porch	172	26.350	4,532

Net Sketched Area: 3,584 | Total: 369,808

Size Ad 1927 | Gross Are 4286 | FinArea 2161

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0003-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: